

**SITE PLAN COMMITTEE**  
**MAY 11, 2004**

**1. ROLL CALL**

The meeting was called to order at 4:03 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken and Robert Breslau (departed at 4:52 p.m.). Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting. Sam Engel, Jr., was absent.

**2. APPROVAL OF MINUTES: August 26, 2003**

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve the minutes of August 26, 2003. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLANS**

Chair Aucamp advised that he would be reviewing item 3.2 first. There were no objections.

3.2 SP 11-5-03, Ruby Tuesday at The Plaza II, 11600 State Road 84 (B-2)

Ed Gailey and Veronica Vidaurre, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Mr. Gailey used several renderings and a color board to provide a presentation. Many of the elements of the Ruby Tuesday were to be incorporated into the shopping center to enhance the center overall. Ms. Nolan clarified that it was not so much architectural changes as it was enhancements.

A lengthy discussion ensued regarding the following issues: neon banding; the entrance canopy; exit access; the need for sidewalks by the front entrance; fencing around the service area and matching the building color; that the "front" elevation be correctly designated on the plans; that the use of neon lighting be decreased; that the parapet materials be indicated and that the parapet be raised in order to shield the mechanicals from view; that the photometric lighting be increased in several areas of the site; and landscaping.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) add the sidewalks on either side of the entrance median for people to access the front doors; 2) change the color of the aluminum fence on the south side which was screening the service area to match the building color; 3) coordinate the building elevation labels with the site plan (such as north, south, east and west); 4) remove neon lighting bands from the top of the building (unless the lighting is defused and not "exposed neon"), and re-examine the overall lighting of the building; 5) raise the parapet at least three feet to be used as the mechanical screen thereby eliminating the proposed mechanical screen on the roof; 6) look at the parking lot lighting which appeared to be too low at the main entrance drives and at the entrance to the building; 7) add ten accent plants, 3- to 4-feet high, on the northwest corner of the building; 8) remove the hedge located at the propane tank and grease-trap area and replace it with accent plants 3- to 4-feet tall; and 9) work with the Engineering Department for a traffic analysis on exiting the east entrance, to see if a cut could be made through the median for a left-turn exit. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

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3.1 SP 5-4-03, Sunshine Estate, 5801 SW 61 Avenue (R-2)

Gus Khavanin, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Khavanin indicated that he agreed with all of staff's recommendations except that the referenced lake was actually to be a retention area. A discussion ensued regarding access to the wetland area beyond the retention site. Ms. Aitken suggested that a footpath be labeled so that the public would know there was a pedestrian access through easements to view the wetlands.

Items addressed during a lengthy discussion were sidewalks; encroachment onto the wetland site; the driveways for lots one and 13; and irrigation for common areas.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) add signage indicating "pedestrian access to wetlands" on the easements going back to the wetland area; 2) make it clear on the site plans that the perimeter area located in back of the houses is a swale area for drainage; 3) make certain that the common areas have irrigation; and 4) that the driveways on lots one and 13 be located as far west as possible on those two properties. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - absent; Mr. Engel - absent. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:12 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member